

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6612 SITIO DEL RIO BOULEVARD FROM
3 GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING
4 DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-
5 CO) COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general office-conditional overlay (GO-CO) combining
11 district to community commercial-office-conditional overlay (GR-CO) combining district
12 on the property described in Zoning Case No. C14-05-0212, on file at the Neighborhood
13 Planning and Zoning Department, as follows:

14
15 Lot 4, Block A, Twenty-Two Twenty-Two Business Park Subdivision, a
16 subdivision in the City of Austin, Travis County, Texas, according to the map or
17 plat of record in Plat Book 100, Pages 170-172, of the Plat Records of Travis
18 County, Texas (the "Property")

19
20 locally known as 6612 Sitio Del Rio Boulevard, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".

22
23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 1. A building or structure constructed beyond 1000 feet from F.M. 2222, and which is
27 used for those office uses permitted in a general office (GO) zoning district under this
28 ordinance, may not exceed 40 feet in height.
- 29
30 2. A site plan or building permit for the Property may not be approved, released, or
31 issued if the completed development or uses of the Property, considered cumulatively
32 with all existing or previously authorized development and uses, generate traffic that
33 exceeds 2,000 trips per day.
- 34
35
36
37

3. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Bail bond services
Consumer convenience services
Custom manufacturing
Exterminating services
Food preparation
General retail sales (general)
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Pet services
Research services
Restaurant (general)

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Consumer repair services
Drop-off recycling collection facility
Financial services
Funeral services
General retail sales (convenience)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Plant nursery
Service station
Theater

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Will Wynn
Mayor

Shirley A. Gentry
City Clerk

